

"You are welcome hither."



Nov. 9, 2009

To: Mortgage Companies, Real Estate Agents, Attorneys
Re: **Tax Payments and Escrow Accounts for Arden parcels**

In order to service your customers and clients in a timely manner, adherence to the following is required as per Delaware law:

1. **Do not pay or escrow money for taxes to New Castle County, Delaware.**
New Castle County collects its real estate taxes for Arden parcels via the Trustees of Arden, who pay the County tax bill annually for all Arden parcels before September 30, which is the County tax bill due date.
2. **Do pay or escrow money for "land rent" bills payable to the Trustees of Arden.**
Land rent bills have been ruled by Delaware court decisions to be equivalent to tax bills for the operation of the Village of Arden and are the only real estate assessments for which Arden residents are liable. These land rent bills are due on March 25 which is the beginning of the Arden fiscal year.
3. **Do not request or accept tax bills from New Castle County.**
4. **Do request and accept land rent bills from the Trustees of Arden.**
The Arden trust is legally obligated to pay all real estate taxes levied against Arden parcels.
5. When transferring an Arden parcel, please make sure that land rent bills payable to the Trustees of Arden are included in the settlement either by escrow or payment and that New Castle County taxes are not included in the settlement either by escrow or by payment.

If you have any questions, please contact the Trustees Office, Assistant to the Trustees, Julie McNeil, by calling (302) 475-7980, by writing the Trustees Office, 2119 The Highway, Arden, DE 19810, or by contacting our office via e-mail Trustees.of.Arden@gmail.com

Sincerely,
Trustees of Arden


Connee McKinney


Mike Curtis


S. Carl Falco